

**NORTH HORSHAM PARISH COUNCIL
PLANNING, ENVIRONMENT AND TRANSPORT COMMITTEE
THURSDAY 29TH JANUARY 2026 AT 7.30pm
AT ROFFEY MILLENNIUM HALL**

CLERK'S REPORT TO BE READ IN CONJUNCTION WITH THE AGENDA
Numbers relate to those on the Agenda.

1. Public Forum

The Public Forum will last for a period of up to 15 minutes during which members of the public may put questions to the Council or draw attention to relevant matters relating to the business on the agenda. Each speaker is limited to 3 minutes. Business of the meeting will start immediately following the public forum or at 7.45pm whichever is the earlier.

3. Declaration of Interests

Members are advised to consider the Agenda for the meeting and determine in advance if they may have a **Personal, Disclosable Pecuniary or Other Registrable Interest** in any of the Agenda items. If a Member decides they do have a declarable interest, they are reminded that the interest and the nature of the interest must be declared at the commencement of the consideration of the Agenda item; or when the interest becomes apparent to them. Details of the interest will be minuted.

If the interest is a **Disclosable Pecuniary Interest**, Members are reminded that they must take no part in the discussions of the item at all; or participate in any voting; and must withdraw from the meeting chamber, unless they have received a dispensation.

Where you have an **Other Registrable Interest** (which is not a Disclosable Pecuniary Interest), Members are reminded that they must withdraw from the meeting chamber after making representations or asking questions.

Decision: To receive any Declarations of Interest from Members of the Committee.

5. Presentation from the Transport Planning and Policy Team from WSCC on the 'Dutch' style roundabout proposals within the Stage 2 Consultation on proposals to improve walking, cycling and public transport proposals between Mowbray and the town via North street, Kings Road and Rusper Road.

Back at the November 2025 PET meeting, Members were made aware of the 'WSCC Stage 2 Consultation on the proposals as above (PET/075/25 refers). One of the detailed proposals is for 'A 'Dutch' style roundabout at Parsonage Road/Kings Road with segregated cycle track and, parallel pedestrian crossings to give pedestrians and cyclists priority over other vehicles like the example at Westgate in Chichester'. Back in November, Members felt that they did not have enough information on how the proposed 'Dutch' style roundabout will work at Parsonage Road/Kings Road for them to be able to make any comment, and

agreed that they wanted contact made with WSCC to ask them for a presentation to be made to Members. A member of the Transport Planning & Policy Team was contacted and they said they were happy to do a presentation to Members to provide further information on the 'Dutch' style roundabout proposals and to answer any questions.

Decision: To receive the presentation from the Transport Planning & Policy Team from WSCC and agree on any further action.

6. Chairman's Announcements

The following announcements are for information only. Should Members wish to discuss any of the issues referred to on a future Agenda, this must be via a request to the Chairman of the Committee.

- i.* Members are asked to note that the following compliance complaints have been received since the last meeting within the North Horsham Parish:

Ref: EN/26/0437

Address: 52 Wordsworth Place, Horsham, RH12 5PS.

Alleged breach: Extension of residential curtilage into adjoining woodland following implementation of DC/24/1232 (Erection of a two storey side extension and replacement of conservatory roof).

Ref: EN/26/0017

Address: 114 Beech Road, Horsham, RH12 4TX.

Alleged breach: Erection of 1.3m high fence forward of principal elevation of property in breach of condition 4 of HR/123/74

- ii.* Members are advised that the Planning Compliance Statistics report for 2025 has been issued and has been circulated to all members with the Agenda for this meeting.
- iii.* Members may recall that at the Council Meeting held 8th January, it was agreed that this Committee should consider a resident request for a grit bin to be installed. However, the resident has now advised that following discussions with neighbours, some of whom would not be supportive of an installation, he did not wish for the matter to proceed further.

7. Planning Appeals

No Appeals have been received or determined since the last meeting.

Decision: To note that there have been no Appeals received or determined since the last meeting

8. Planning Applications

The current list of Planning Applications for comment is attached as **Appendix 1**.

Decision: To consider Planning Applications received since 18th December 2025.

9. Planning Decision

The current list of Planning Decisions by HDC is attached as **Appendix 2**.

Decision: To note the Schedule of Planning Decisions made by Horsham District Council since the last meeting in respect of previous applications.

NORTH HORSHAM PARISH COUNCIL
SCHEDULE OF PLANNING APPLICATIONS FOR CONSIDERATION
29TH JANUARY 2026

DC/25/2071	ROFFEY NORTH
Site Address: 5 Lambs Farm Close, Horsham, RH12 4JZ. Proposal: Erection of a first-floor side extension over existing garage, erection of front porch and associated alterations.	
Parish Council Comment 29/01/2026:	
HDC Decision	

DC/25/2096	ROFFEY NORTH
Site Address: 23 Lime Avenue, Horsham, RH12 4DZ. Proposal: Erection of a single storey rear extension.	
Parish Council Comment 29/01/2026:	
HDC Decision	

DC/25/2090	HOLBROOK EAST
Site Address: Chennells Brook Lodge, Rusper Road, Horsham, RH12 5QW. Proposal: Surgery to 1 x Oak.	
Parish Council Comment 29/01/2026:	
HDC Decision	

DC/26/0011	ROFFEY NORTH
Site Address: Parsonage Business Park, Parsonage Way, Horsham, RH12 4AL. Proposal: Surgery to Group of trees including Sycamore, Silver Birch, Common Hazel, Common Ash, Commonholly, Pedunculate Oak, Goat Willow, Common Yew and Mixed Species. Surgery to 2 x Pine. Fell 1 x Common Hawthorn.	
Parish Council Comment 29/01/2026:	
HDC Decision	

DC/25/2156	ROFFEY NORTH
Site Address: 3 Havengate, Horsham, RH12 4BH. Proposal: Demolition of existing garage. Erection of single storey side extension.	
Parish Council Comment 29/01/2026:	
HDC Decision	

DC/25/2157	ROFFEY NORTH
Site Address: 2 Allingham Gardens, Horsham, RH12 4US. Proposal: Erection of a single storey rear extension.	
Parish Council Comment 29/01/2026:	
HDC Decision	

DC/25/2140	HOLBROOK WEST
Site Address: Rockwell, 44 Pondtail Road, Horsham, RH12 5HR. Proposal: Loft conversion with hip to gable conversion, installation of 2 pitched roof dormers and a rooflight to the front roof slope and 2 pitched roof dormers to the rear roof slope.	
Parish Council Comment 29/01/2026:	
HDC Decision	

DC/26/0012	HORSHAM RURAL
Site Address: Mowbray, Sports Hub Sub-Phase, Wimland Road, Faygate. Proposal: Application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for the Sports Hub including Pavilion and covered spectator stands, ancillary amenity buildings, access roads, landscaping, foot/cycle paths, car and cycle parking, and drainage including drainage basins, and associated infrastructure.	
Parish Council Comment 29/01/2026:	
HDC Decision	

DC/26/0024	HOLBROOK WEST
Site Address: Bentley House, North Heath Lane, Industrial Estate, North Heath Lane, Horsham, RH12 5QE. Proposal: Change of use of building to provide 9 residential units.	
Parish Council Comment 29/01/2026:	
HDC Decision	

DC/26/0038	ROFFEY NORTH
Site Address: 45 Rusper Road, Horsham, RH12 4BA. Proposal: Erection of a single storey rear extension and garage conversion.	
Parish Council Comment 29/01/2026:	
HDC Decision	

DC/26/0055	ROFFEY NORTH
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Site Address: 14 Maple Close, Horsham, RH12 4EZ.	
Proposal: Surgery to 1 x Oak.	
Parish Council Comment 29/01/2026:	
HDC Decision	

DC/25/2092	ROFFEY SOUTH
Site Address: 82 South Holmes Road, Horsham, RH13 6HP.	
Proposal: Surgery to 1 x Oak.	
Parish Council Comment 29/01/2026:	
HDC Decision	

DC/26/0032	ROFFEY SOUTH
Site Address: 22 Delius Gardens, Horsham, RH13 6RY.	
Proposal: Demolition of existing conservatory and erection of a two storey rear extension.	
Parish Council Comment 29/01/2026:	
HDC Decision	

NORTH HORSHAM PARISH COUNCIL
SCHEDULE OF PLANNING DECISIONS
18.12.2025 – 29.01.2026

DC/25/1899	ROFFEY NORTH
<p>Site Address: Land To The South of Amberley Close Playing Fields, Rowlands Road, Horsham, RH12 4LH.</p> <p>Proposal: Erection of 1no single-storey detached self-build / custom-build dwelling with associated works.</p>	
<p>Parish Council Comment 18/12/2025:</p> <p>Objection. Members have concerns of overdevelopment, with the build not being appropriate for this location and seeming too large for the plot of land, concerns of privacy and outlook from existing properties, loss of area of open land, road access and the problematic parking that appears to exist in this location could be exacerbated by a build with no ability to have parking on the land, the effect on the street scene, and concerns about the issues raised by Southern Water. Members also AGREED that they would like this application to go to the Committee due to the number of concerns about it and the number of objection letters on the portal.</p>	
HDC Decision	REFUSED

DC/25/1866	ROFFEY SOUTH
<p>Site Address: Wentworth, Comptons Brow Lane, Horsham, RH13 6BX.</p> <p>Proposal: Surgery to 1 x Eucalyptus. Surgery to 3 x Red Cedar. Surgery to row of Leylandii.</p>	
<p>Parish Council Comment 18/12/2025:</p> <p>No objection to the surgery of the trees, subject to the comments of HDC's Tree Officer.</p>	
HDC Decision	PERMITTED

DC/25/1895	HOLBROOK WEST
<p>Site Address: 17 Skylark View, Horsham, RH12 5EA.</p> <p>Proposal: Erection of a part two storey and part first floor side extension.</p>	
<p>Parish Council Comment 18/12/2025:</p> <p>No objection.</p>	
HDC Decision	PERMITTED

DC/25/1425 - AMENDED PLANS	HOLBROOK EAST
Site Address: 8 Tennyson Close, Horsham, RH12 5PN.	
Proposal: Erection of a single storey pitched roof detached garage.	
Previous Parish Council Comment 30/10/2025: Objection due to the inappropriate design and location of the proposed garage.	
Previous Parish Council Comment 27/11/2025: Objection due to Members remaining concerned about the inappropriate design and location of the proposed garage.	
Parish Council Comment 18/12/2025: Objection. Members remain concerned about the inappropriate design and the location of the proposed garage, and are concerned about the possible loss of trees.	
HDC Decision	PERMITTED

DC/25/1936	ROFFEY NORTH
Site Address: 7 Vernon Close, Horsham, RH12 4EE.	
Proposal: Conversion of existing outbuilding to WC.	
Parish Council Comment 18/12/2025: No objection.	
HDC Decision	PERMITTED

DC/25/1944	ROFFEY NORTH
Site Address: 28 Parsonage Road, Horsham, RH12 4AN.	
Proposal: Erection of a single storey rear extension with flat roof and change to first floor cladding.	
Parish Council Comment 18/12/2025: No objection in principle, however Members have concerns about the cladding of the first floor.	
HDC Decision	PERMITTED

DC/25/1773	ROFFEY NORTH
Site Address: 11 Cherry Tree Walk, Horsham, RH12 4UJ.	
Proposal: Surgery to 1 x Cherry.	
Parish Council Comment 18/12/2025: No objection to the surgery of the tree, subject to the comments of HDC's Tree Officer.	
HDC Decision	PERMITTED

DC/25/1979	HORSHAM RURAL
<p>Site Address: Rm Area 7 Mowbray Development Site.</p> <p>Proposal: Removal of Condition 2 and 9 of previously approved application DC/21/1427 (Application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for RM Area 7 comprising 221 (Class C3) residential units, car and cycle parking, new landscaping, drainage, access and internal roads, and associated infrastructure. Relating to access, appearance, landscaping, layout and scale (amended design, tenure and layout)) relating to water neutrality.</p>	
<p>Parish Council Comment 18/12/2025: No objection.</p>	
HDC Decision	PERMITTED

DC/25/1835 - AMENDED PROPOSAL	ROFFEY NORTH
<p>Site Address: 8 Amberley Road, Horsham, RH12 4LN.</p> <p>Proposal: Demolition of existing garage and erection of garden outbuilding to form garden store and home office. Erection of a single storey front extension and single storey rear extension.</p>	
<p>Previous Proposal Considered 27/11/2025: Demolition of existing garage, and erection of a replacement garage. Erection of a single storey front extension and single storey rear extension.</p>	
<p>Previous Parish Council Comment 27/11/25: Objection due to overdevelopment and inappropriate design.</p>	
<p>Parish Council Comment 18/12/2025: Objection. In spite of changes made to the proposal, Members still feel it is overdevelopment and inappropriate design.</p>	
HDC Decision	PERMITTED

DC/25/1684	HOLBROOK EAST
<p>Site Address: 20 Winterbourne, Horsham, RH12 5JW.</p> <p>Proposal: Demolition of rear conservatory. Erection of a two-storey rear extension and part garage conversion.</p>	
<p>Parish Council Comment 27/11/2025: No objection.</p>	
HDC Decision	PERMITTED

DC/25/1750	ROFFEY SOUTH
Site Address: 8 Church Road, Horsham, RH12 4NQ. Proposal: Surgery to 1 x Oak.	
Parish Council Comment 27/11/2025: No objection to the surgery of the tree, subject to the comments of HDC's Tree Officer.	
HDC Decision	PERMITTED

DC/25/1737	HOLBROOK EAST
Site Address: Redwoods, 6 North Heath Lane, Horsham, RH12 5AH. Proposal: Fell 1 x Leylandii.	
Parish Council Comment 27/11/2025: No objection to the felling of the Leylandii.	
HDC Decision	PERMITTED

DC/25/1746	ROFFEY NORTH
Site Address: 25 Rowlands Road, Horsham, RH12 4LH. Proposal: Demolition of existing garage. Erection of a single storey side and rear extension.	
Parish Council Comment 27/11/2025: No objection.	
HDC Decision	PERMITTED

DC/25/1783	ROFFEY SOUTH
Site Address: 5 Forest Oaks, Horsham, RH13 6RX. Proposal: Surgery to 1x Oak and 1x Holly	
Parish Council Comment 27/11/2025: No objection to the surgery of the trees, subject to the comments of HDC's Tree Officer.	
HDC Decision	PERMITTED

DC/25/1031 - AMENDED PLANS	HOLBROOK EAST
Site Address: Wimblehurst Lodge, Wimblehurst Road, Horsham, RH12 5AA.	
Proposal: Erection of part one and a half storey front and side extension and raising of the boundary wall.	
Previous Proposal considered 24/07/2025: Erection of a single storey front extension, a first floor side extension and raising height of the boundary wall.	
Previous Parish Council Comment 24/07/25: No objection in principle, however, the Parish Council Members would prefer the boundary wall to be lower than proposed.	
Parish Council Comment 27/11/2025: No objection in principle, however, Members have some concerns about the appearance of the proposed site, and remain concerned about the height of the proposed boundary wall.	
HDC Decision	PERMITTED

DC/25/1498	ROFFEY SOUTH
Site Address: South Holmes Road, Horsham, West Sussex.	
Proposal: Surgery to 1x Lime and 1x Horse Chestnut.	
Parish Council Comment 30/10/2025: No objection to the surgery of the trees, subject to the comments of HDC's Tree Officer.	
HDC Decision	PERMITTED

DC/25/1620	HOLBROOK WEST
Site Address: Chennells Brook House, North Heath Lane, Horsham, RH12 5PJ.	
Proposal: Variation of Condition 5 of previously approved application DC/17/1129 (Proposed demolition of existing garage and erection of detached outbuilding/studio) for outbuilding to be used for ancillary purposes and not to be separated or sold off as an independent planning unit of residential accommodation.	
Parish Council Comment 30/10/2025: Objection. NHPC Members remain concerned about the outbuilding being used for residential purposes.	
HDC Decision	REFUSED

DC/25/0415	HOLBROOK EAST
<p>Site Address: Former Novartis Site, Parsonage Road, Horsham, RH12 5AA.</p> <p>Proposal: The construction of 244 new homes (Use Class C3) with vehicular and pedestrian access from Parsonage Road, public open space, landscaping, parking and associated works (Amended documents on Planning Portal).</p>	
<p>Previous Parish Council Comment 22/05/2025:</p> <p>No objection in principle and Members support the housing development on the Novartis site, however, they do have the following concerns regarding:</p> <ul style="list-style-type: none"> • The impact on the road network around and within the site including the access into and out of the site, the ease of use for people on mobility scooters, and the width of the roads and concur with the concerns expressed by WSSC Highways regarding the extra work and information required. • Vehicle access from the Lovell to the Muse site and concerned that residents will only be able to use one exit/entrance for the side of the development they are on. • Parking within and the lack of spaces beside or in front of the properties with the concern that competing for unallocated spaces may occur that could lead to neighbour disputes further along the line. Members note that the parking meets the standard for WSSC Highways but feel it is not adequate for the site. • Density of the proposed properties within the site almost feels overdeveloped. • Members note the need and importance of a safe interface between the railway line and the development. • The site will not be well served by local amenities. <p>Members do support the NHCLT with their ambition to have affordable properties on the site. The Parish Council were pleased to see the level of public response for the developments, both for and against, as well as the comments from Wimblehurst Road Residents Association, Horsham Blueprint and Horsham Society, which all helped the Committee when considering their comments.</p> <p>Parish Council Comment 24/07/2025:</p> <p>No objection in principle, however the Parish Council Members previous comments made on the 22nd May 2025 remain in place, and Members noted the amended reports on the Planning Portal. With the recent reports from West County Council (WSSC) and Wimblehurst Road Residents Association (WRRA), Members request that the issues raised, along with the technical notes on transport, are given attention and further investigation.</p>	
HDC Decision	PERMITTED